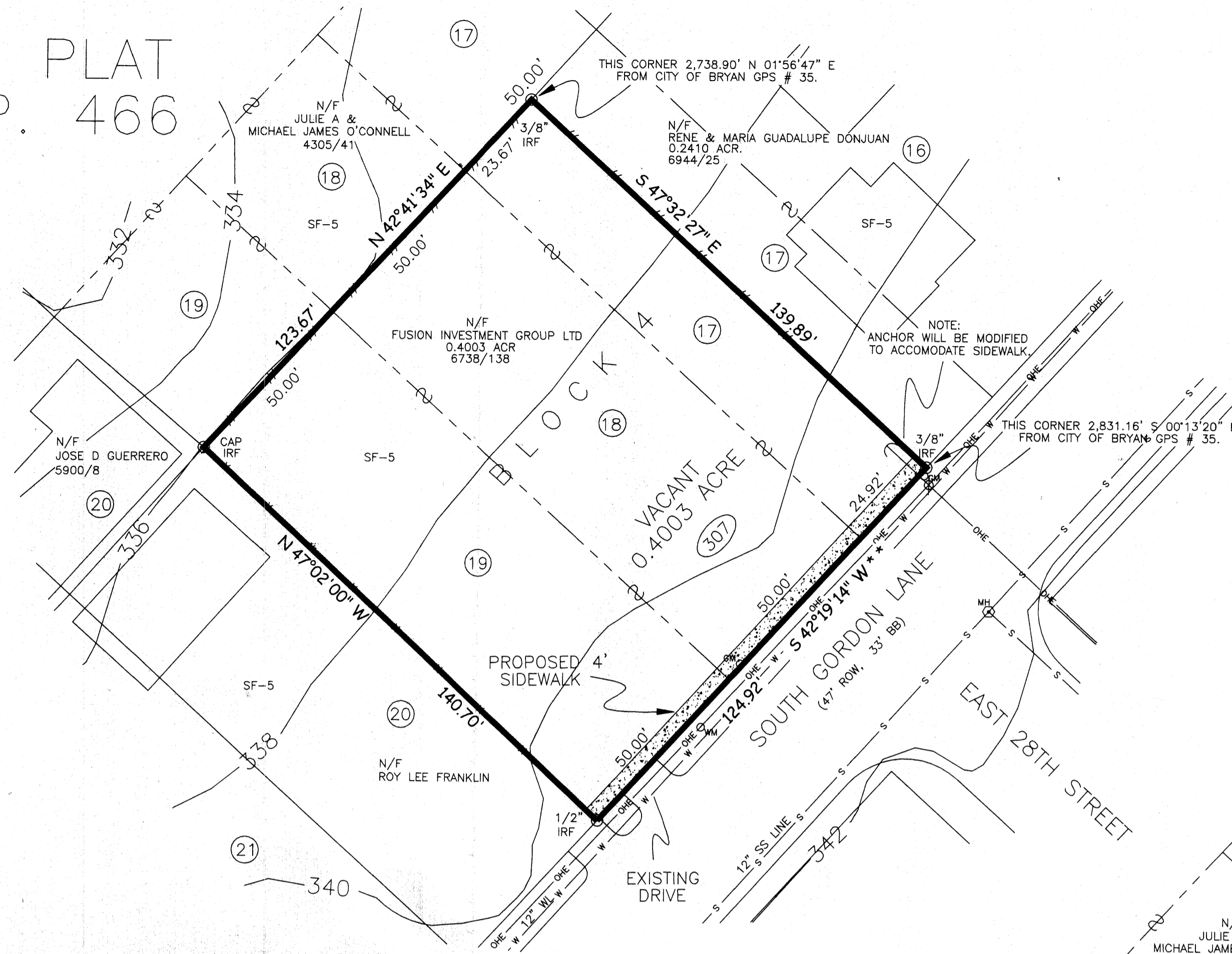
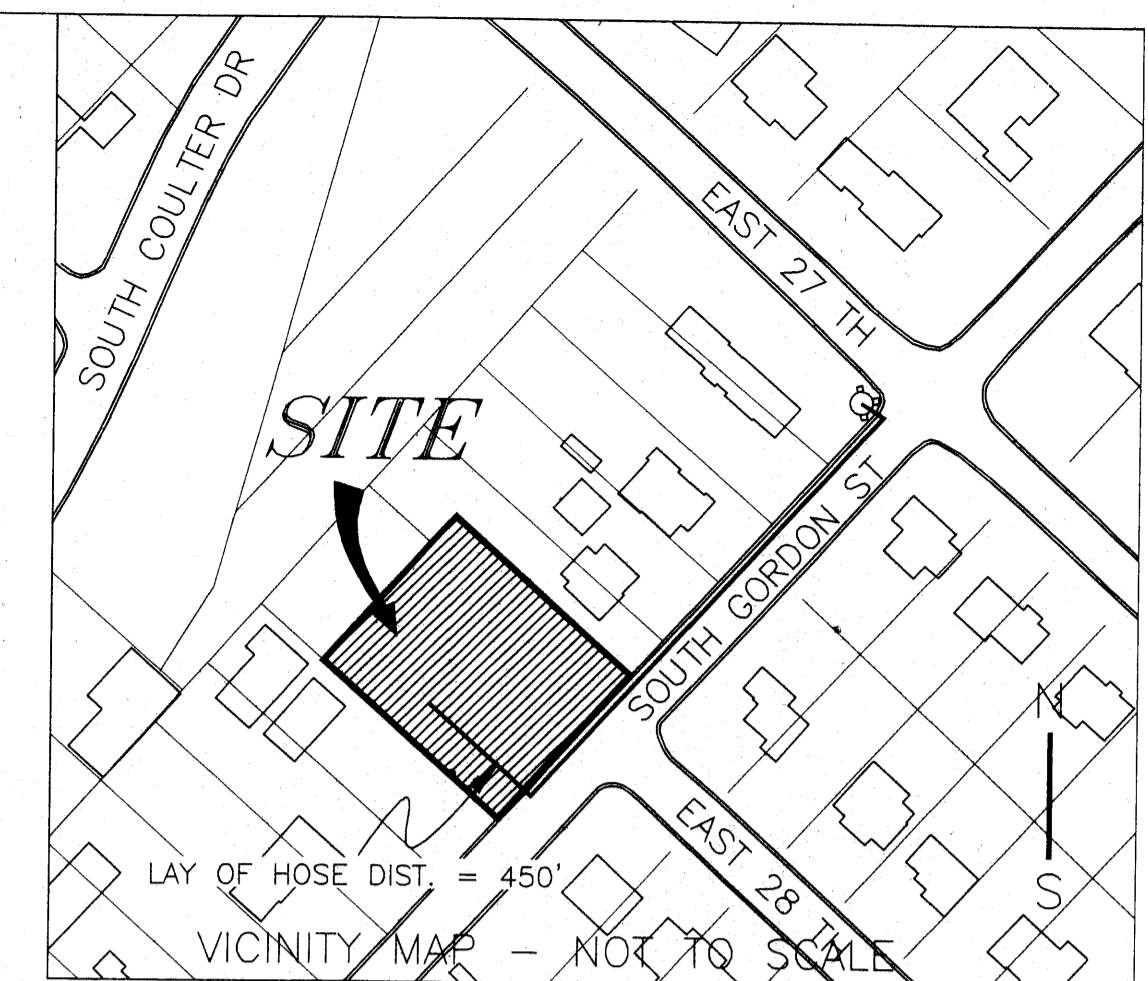


EXISTING PLAT
V. 96, P. 466



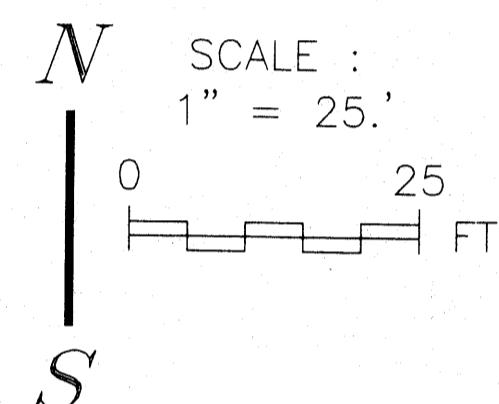
- NOTES:
1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. TOTAL AREA = 0.4003 ACRES.
 3. BASE LINE IS NOTED WITH **.
 4. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0133 C, DATED JUL. 2, 1992).
 5. BUILDING SETBACK LINES IN REPLAT ARE SET BY CURRENT SITE DEVELOPMENT REVIEW ORDINANCE.
 6. BEARINGS WERE OBTAINED FROM CITY OF BRYAN'S CONTROL MONUMENTS, NAD83 (1993).
 7. PRIMARY BM IS CITY OF BRYAN GPS MON. #35, ELEV.=331.46 (NAVD 88).
 8. SIDEWALK WILL BE REQUIRED ALONG SOUTH GORDON LANE. THE FRONT EDGE OF THE SIDEWALK WILL BE LOCATED AT LEAST 4.0' FROM THE BACK OF CURB.
 9. SIDEWALKS AND RAMPS, IF ANY, SHALL CONFORM TO C.O.B. DETAILS AND T.A.S.
 10. VARIANCE TO REDUCE LOT WIDTH IS BEING SUBMITTED SIMULTANEOUSLY WITH THIS REPLAT.
 11. LAY OF HOSE DISTANCE FROM CLOSEST FH AT 1313 E. 27TH ST. TO MID DEPTH OF LOT 19R IS 450'.



Received

JAN 25 2006

Development & Engineering
Services



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

FUSION INVESTMENT GROUP LTD, REPRESENTED BY
OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED
HEREIN AS REPLAT OF PARTS OF LOTS 17, 18, & 19, BLOCK 4, EASTSIDE RE-SURVEY ADDITION, BRYAN TEXAS AND WHOSE NAME IS SUBSCRIBED
HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL
STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND
PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION
HEREIN EXPRESSED.

OWNER

LIENHOLDER APPROVAL

STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED
KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO
THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY
EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL ON THIS _____ DAY OF _____, 2006.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE CITY PLANNER

I, _____, CITY PLANNER OF THE CITY
OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO
THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE
STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, _____, CITY ENGINEER OF THE CITY OF
BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE
WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, _____, CHAIR OF THE PLANNING AND
ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS
PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE
____ DAY OF _____, 2006 AND SAME WAS DULY
APPROVED ON THE _____ DAY OF _____, 2006.

CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, COUNTY CLERK,
IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT TOGETHER
WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY
OFFICE THE _____ DAY OF _____, 2006, IN THE
OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME _____, PAGE _____.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

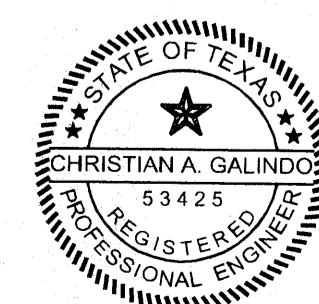
CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS,
HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM
AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND
CONTROL, ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID
SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER
ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: JANUARY 24, 2006



GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

REPLAT OF PARTS OF LOTS 17, 18, & 19,
BLOCK 4, EASTSIDE RE-SURVEY ADDITION

OWNER/DEVELOPER:
FUSION INVESTMENT GROUP LTD.
c/o ANN & ROBERT HORTON
ADDRESS: 412 TALLOW DRIVE
COLLEGE STATION, TX 77840
TEL: (979) 324-2628
FAX: (979) 260-8589

0.4003-ACRES
BRYAN, BRAZOS COUNTY, TEXAS

DATE: JANUARY 13, 2006
DESIGNED BY: JTM
APPROVED BY: CAG
REVISIONS: JAN. 24, 2006

PROJECT
2-06
SHEET
1 of 1

20-902 #2